



City of Cambridge

04
Calendar Item #
FIRST IN COUNCIL
February 6, 2022

COUNCILLOR AZEEM
COUNCILLOR ZONDERVAN
COUNCILLOR MCGOVERN

WHEREAS: Some residents in Cambridge drive and benefit from off-street parking spaces; not every resident, however, drives a car, and so the City should not require, but still allow, homes to have off-street parking spaces; and

WHEREAS: Parking minimums can force homeowners and residential & commercial developers to accommodate space for more parking than they deem necessary, leading to higher project costs and a decrease in the number of units or amount of open space; and

ORDERED: That section 6.36 entitled, Schedule of Parking and Loading Requirements, of Article 6.000, entitled OFF STREET PARKING AND LOADING REQUIREMENTS AND NIGHTTIME CURFEW ON LARGE COMMERCIAL THROUGH TRUCKS, of the Zoning Ordinance of the City of Cambridge, be amended by substitution with the language attached.

History:

02/07/22 City Council
02/28/22 City Council

CHARTER RIGHT
REFERRED TO COMMITTEE

Next: 02/28/22

Minimum accessory parking required for all uses shall be 0 parking spaces.

Land Use Category		Open Space, Res A-1, A-2, Res B	Res C, C-1, C-1A, Off 1, Bus A (Comm), Bus A-1, A-2, Bus A-314, A-4, Ind A-1, Ind B-2, Ind C	Bus. C, C-1, Ind A, Off 2, 2A, Res C-2, C-2A, Res C-2B, Bus A (res)	Ind B-1, Res C-3, C-3A, C-3B, Off 3-A, 3, Bus B, Ind A-2, Ind B, Bus B-1, B-2	Loading Facility Category	Long-Term Bicycle Parking (6.107.2)	Short-Term Bicycle Parking (6.107.3)
6.36.1	Residential Uses							
a.	Detached dwelling occupied by not more than one family	0	0	0	0	n/a	R1	R1
b.	Two family dwelling	0	0	0	0	n/a	R2	R2
c.	Existing one-family detached dwelling converted for two families	0	0	0	0	n/a	R1	R1
d.	Townhouse development 2	0	0	0	0	n/a	R2	R2

e.	Elderly oriented housing, elderly oriented congregate housing	0	0	0	0	n/a	R3	R3
f.	Existing dwelling converted for elderly oriented congregate housing	0	0	0	0	n/a	R3	R3
g.	Multifamily dwelling	0	0	0	0	n/a	R2	R2
h.	Existing dwelling converted for more than two families	0	0	0	0	n/a	R2	R2
i.	Transient and nonfamily accommodations							
	1. Tourist house in an existing dwelling	0	0	0	0	n/a	R5	R5
	2. Hotel	0	0	0	0	E	R5	R5
	3. Motel	0	0	0	0	E	R5	R5
	4. Lodging House	0	0	0	0	E	R4	R4
j.	Trailer park or mobile home park	0	0	0	0	n/a	R2	R2

6.36.2	Transportation, Communication & Utility Uses							
a.	Bus or railroad passenger station	0	0	0	0	n/a	N5	N3
b.	Automobile parking lot or parking garage for private passenger cars	0	0	0	0	n/a	P	P
c.	Railroad freight terminal, railroad yards and shops	0	0	0	0	A	N5	N5
d.	Truck or bus terminal, yard or building for storage or servicing of trucks, trailers or buses; parking lot for trucks	0	0	0	0	A	N5	N5
e.	Radio and television transmission station, including towers	0	0	0	0	A	N5	N5
f.	Radio and television studio	0	0	0	0	D	N1	N5
g.	Telephone exchange, transformer station, substation, gas regulator, or pumping station	0	0	0	0	A	N5	N5

h.—k.	Reserved							
I.	Cannabis Courier Establishment	0	0	0	0	A	N5	N5
6.36.3	Institutional Uses							
a.	Religious Purposes							
	1. Place of worship	0	0	0	0	F	N5	N3
	2. Rectory, parsonage	0	0	0	0	n/a	R1	R1
	3. Convent, monastery	0	0	0	0	n/a	R4	R4
	4. Social or recreation center	0	0	0	0	F	N5	N3
	5. Other use with religious purposes	0	0	0	0	F	N5	N3
b.	Educational Purposes							
	1. Preschool, day care center kindergarten	0				F	E1	E1
	2. Primary School	0				F	E1	E1
	3. Secondary School	0				F	E1	E1

	4. College or university athletic facility, auditorium, theater or similar facility, any of which is customarily accessible to the general public on a paid admission fee or other basis.	0	0	0	0	F	E2 15	E3 15
	5. College or university laboratory or research facility customarily involving radioactive materials and other controlled substances, high intensity electromagnetic radiation or chemical or biological processes which could entail a high level of danger to the public health.	0	0	0	0	F	E2	E2
	6. Other college or university faculty							
	a. Dining halls, canteens and similar eating facilities	0	0	0	0	E	E2	E3
	b. Administrative faculty and staff offices, teaching facilities, libraries, museums, service facilities and	0	0	0	0	F	E2	E2

	facilities not specified in 6.36.3-4, 5, or 8.							
	7. Vocational or other schools	0	0	0	0	F	E1	E1
	8. Group residential and related facilities							
	a. Dormitories	0	0	0	0	E	R4	R4
	b. Fraternities and sororities	0	0	0	0	E	R4	R4
	c. Non-Commercial Research Facilities							
	1. Laboratory or other research facility customarily involving research with radioactive materials, controlled substances, radiation or chemical or biological processes potentially entailing a high level of danger to the public health and safety	0	0	0	0	F	N2	N5
	2. Private library or study center	0	0	0	0	F	N5	N3

	3. Other noncommercial research facilities	0	0	0	0	F	N2	N5
d.	Health Care Facilities							
	1. Hospital	0	0	0	0	E	N3	N4
	2. Infirmary	0	0	0	0	E	N3	N4
	3. Nursing home, convalescent home	0	0	0	0	E	N3	N4
	4. Clinic not affiliated with any other institution	0	0	0	0	E	N3	N3
	5. Clinic affiliated with a hospital or accredited university medical school	0	0	0	0	E	N3	N3
	6. Clinic connected to a community center	0	0	0	0	E	N3	N3
	7. Other health care facilities	0	0	0	0	E	N3	N3
e.	Social Service Facilities							
	1. Social service center	0	0	0	0	F	N5	N3

	2. Community center	0	0	0	0	F	N5	N3
	3. Community residence	0	0	0	0	E	R4	R4
	4. Personal Care lodging house	0	0	0	0	E	R4	R4
f.	Local government							
	1. Administrative office	0	0	0	0	F	N1	N3
	2. Fire or police station	0	0	0	0	n/a	N3	N5
	3. Library or museum	0	0	0	0	F	N5	N3
	4. Municipal service facilities	0	0	0	0	A	N1	N3
	5. Public parks, playgrounds or public recreation building	0	0	0	0	n/a	N5 15	N3 15
g.	Other governmental facilities	n/a	n/a	n/a	n/a	n/a	N3	N5
h.	Other institutional uses							
	1. Club, lodge or other fraternal or sororal meeting facility	0	0	0	0	F	N5	N3

	2. Museum or noncommercial gallery (including facilities for cultural and ethnic heritage appreciation)	0	0	0	0	F	N5	N3
	3. Cemetery	0	0	0	0	n/a	N5	N5
	4. Other institutional use	n/a 6	n/a 6	n/a 6	n/a 6	F	n/a 6	n/a 6
6.36.4	Office and Laboratory Use							
a.	Office of a physician, dentist or other medical practitioner not located in a clinic listed under Subsection 4.33(d) n/a	n/a	0	0	0	F	N1	N5
b.	Office of an accountant, attorney, or other nonmedical professional person n/a	n/a	0	0	0	F	N1	N5
c.	Real estate, insurance or other agency office n/a	n/a	0	0	0	F	N1	N5
d.	General office use n/a	n/a	0	0	0	F	N1	N5

e.	Bank, trust company or similar financial institution	(ground floor) n/a	0	0	0	F	N1	N3
		(upper floor)	0	0	0	F	N1	N5
f.	Technical office for research development laboratory or research facility subject to the restrictions in Section 4.21(m)	n/a	0	0	0	F	N2	N5
6.36.5	Retail Business and Consumer Service Establishments Retail Business and Consumer Service Establishment, not otherwise defined	n/a	0	0	0	B 6	N4 6	N2 6
a-1.	Convenience Store	n/a	0	0	0	B	N4	N1
a-2.	Merchandise Store	n/a	0	0	0	B	N4	N2
a-3.	Grocery Store	n/a	0	0	0	B	N4	N1

b.	Craft Retail and Production Shop	n/a	0	0	0	A	N5	N5
c.	Personal Services Establishment	n/a	0	0	0	D	N4	N2
d.	Reserved							
e.	Reserved							
f-1.	Restaurant	n/a	0	0	0	C	N3	N1
f-2.	Bar	n/a	0	0	0	C	N3	N1
f-3.	Craft Beverage Establishment	n/a	0	0	0	C	N3	N1
f-4.	Food Stand or Kiosk	n/a	0	0	0	C	N3	N1
f-5.	Food Hall	n/a	0	0	0	C	N3	N1
g.	Dance Hall or Nightclub	n/a	0	0	0	C	N3	N1
h.	Theater	n/a	0	0	0	F	N5	N1
i-1.	Commercial Recreation Establishment	n/a	0	0	0	F	N4	N1
i-2.	Fitness Center	n/a	0	0	0	F	N4	N1

j.	Funeral Home	n/a	0	0	0	F	N4	N2
k.	Reserved							
l.	Animal Services Facility	n/a	0	0	0	F	N3	N3
m.	Sales place for new and used cars, vehicle rental agencies	n/a	0	0	0	C	N5	N5
n.	Reserved							
o.	Quick-Service Food Establishment	n/a	0	0	0	C	N3	N1
q-1.	Art/Craft Studio 13	n/a	0	0	0	n/a	N1	N5
q-2.	Performing Arts Studio 13	n/a	0	0	0	n/a	N1	N5
r.	Bakery, Retail	n/a	0	0	0	B	N4	N1
s.	Cannabis Retail Store	n/a	0	0	0	B	N4	N2
6.36.6	Outdoor Retail or Consumer Service Establishments	n/a	0	0	0	D 6	N4 6,15	N2 6,15

	Outdoor Retail or Consumer Service Establishment, not otherwise defined							
a.	Open-Lot Retail Sales Establishment	n/a	0	0	0	D	N4 15	N2 15
b.	Drive-In Food Service Establishment	n/a	n/a 6	n/a 6	n/a 6	C	N3 15	N1 15
c.	Drive-In Consumer Service Establishment	n/a	n/a 6,10	n/a 6,10	n/a 6,10	D	N1 15	N5 15
d.	Outdoor Entertainment and Recreation Facility	n/a	n/a 6	n/a 6	n/a 6	n/a	N4 15	N1 15
e.	Drive-In Theater	n/a	n/a	0	0	n/a	N4 15	N1 15
f.	Outdoor Auto Sales Facility	n/a	0	0	0	C	N5 15	N5 15
g.	Auto Service Station	n/a	0	0	0	D	N5 15	N5 15
h.	Auto Wash	n/a	n/a 6,10	n/a 6,10	n/a 6,10	D	N5 15	N5 15
i.	Reserved							

j.	Temporary Outdoor Retail or Consumer Service Use	No max. or min.						
6.36.7	Light Industry, Wholesale, Business and Storage							
a.	Assembly or packaging of articles	n/a	0	0	0	A	N5	N5
b.	Manufacture, processing, assembly and packaging the following:							
	1. Clothing but not the manufacture of the cloth or other material of which the cloth is made	n/a	0	0	0	A	N5	N5
	2. Food products, including bakery confectionery and dairy products	n/a	0	0	0	A	N5	N5
	3. Drugs	n/a	0	0	0	A	N5	N5
	4. Electrical, electronic and communication instruments	n/a	0	0	0	A	N5	N5

5. Engineering, laboratory and scientific instruments, temperature controls	n/a	0	0	0	A	N5	N5
6. Jewelry, insignia, emblems and badges, lapidary, scale models, dolls, costume jewelry and costume novelties	n/a	0	0	0	A	N5	N5
7. Lamp shades except of glass or metal	n/a	0	0	0	A	N5	N5
8. Leather goods, excluding footwear and saddlery	n/a	0	0	0	A	N5	N5
9. Medical and dental instruments and supplies, optical instruments and lenses	n/a	0	0	0	A	N5	N5
10. Paper and paperboard products	n/a	0	0	0	A.	N5	N5
11. Pens and pencils	n/a	0	0	0	A	N5	N5
12. Plaster of paris or paper mache products	n/a	0	0	0	A	N5	N5

	13. Office machines, including cash registers, computing machines and typewriters, scales and balances	n/a	0	0	0	A	N5	N5
	14. Umbrellas, parasols and canes	n/a	0	0	0	A	N5	N5
	15. Watches, clocks, watchcases, clockwork mechanisms	n/a	0	0	0	A	N5	N5
c.	Bottling of beverages	n/a	0	0	0	A	N5	N5
d.	Distribution center, parcel delivery center, delivery warehouse	n/a	0	0	0	A	N5	N5
e.	Laundry, dry cleaning plant	n/a	0	0	0	A	N5	N5
f.	Printing, binding, published and related arts and trades	n/a	0	0	0	A	N5	N5
g.	Auto body or paint shop	n/a	0	0	0	A	N5	N5
h.	Automotive repair garage	n/a	0	0	0	A	N5	N5
i.	Food commissary	n/a	0	0	0	A	N5	N5

j.	Wholesale business and storage in roofed structure, but not including wholesale storage of flammable liquid, gas or explosives	n/a	0	0	0	A	N5	N5
k.	Storage warehouse, cold storage plant, storage building	n/a	0	0	0	A	N5	N5
l.	Open lot storage of new building materials, machinery and new metals	n/a	0	0	0	A	N5 15	N5 15
m.	Open lot storage of coal, coke, sand or other similar material, or such storage in silos or hoppers	n/a	0	0	0	A	N5 15	N5 15
n.	Cannabis Production Facility	n/a	0	0	0	A	N5	N5
o.	Cannabis Delivery Operator Establishment	n/a	0	0	0	A	N5	N5
6.36.8	Heavy Industry							
a.	Dismantling or wrecking of used motor vehicles and storage or sale	n/a	n/a	n/a	n/a 6	A	N5	N5

	of dismantled, inoperative or wrecked vehicles or their parts							
b.	Rendering or preparing of grease, tallow, fats, and oils, manufacturing or shortening, table oil, margarine and other food oils, but not including garbage, dead animals, offal or refuse reduction	n/a	n/a	n/a	0	A	N5	N5
c.	Stone cutting, shaping, and finishing, in completely enclosed buildings	n/a	0	0	0	A	N5	N5
d.	Textile mill, except mill for processing of jute, burlap, or sisal	n/a	n/a	n/a	0	A	N5	N5
e.	Manufacturing, processing, assembly, packaging or other industrial operation, but the following are expressly prohibited:	n/a	0	0	0	A	N5	N5
	1. Acid manufacture							

	2. Cement, lime, gypsum manufacture							
	3. Explosives or fireworks manufacture							
	4. Glue manufacture							
	5. Incineration or reduction of garbage, offal or dead animals							
	6. Petroleum Refining							
	7. Smelting of zinc, copper, tin or iron ores							
	8. Stockyard or abattoir							
f.	Open lot storage of second hand lumber or other used building material	n/a	0	0	0	n/a	N5 15	N5 15
g.	Open lot storage of junk, scrap, paper, rags, unrepaired or unclean containers or other salvage articles	n/a	0	0	0	n/a	N5 15	N5 15

